



HUNTERS[®]
HERE TO GET *you* THERE

1B Anstey Street, Bristol, BS5 6DG

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£290,000

****WOW! COOL RENOVATED MAISONETTE!**** Period Conversion - Come & See This Stunning Unique self contained property boasting vast open plan living with a spiral staircase into the loft space creating an awesome snug or home office with wood beams and exposed brick finish. The first floor provides tons of light from all the windows to both sides of the property, two double bedrooms go off the hallway. The versatile living space is perfect for entertaining and provides a new kitchen with integrated appliances and a new quality bathroom. This is all in the heart of Easton with its range of eateries and great transport links and - it's TURNKEY & CHAIN FREE!

- Newly Renovated - Chain Free!
- Secure Communal Automated Shutter Garage with Bike Racks
- Spiral Staircase to Cool Loft Space
- Exposed Brick & Wood Beams
- Two Double Bedrooms & Brand New Bathroom
- Large Light Open Plan Living
- Full New Build Warranty
- Brand New Kitchen & Appliances
- 62 Square Metres EPC C - Air Source Heat Pump & High Spec Insulation
- Awesome Easton Location Near Stapleton Rd Station

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
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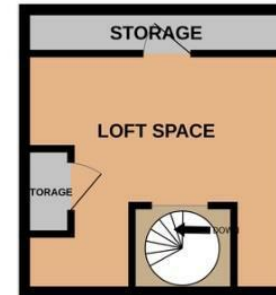
GROUND FLOOR



1ST FLOOR

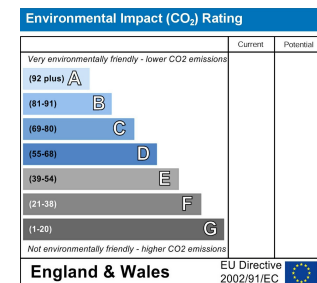
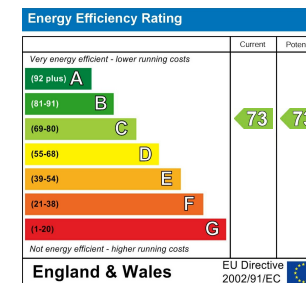


2ND FLOOR



FF 2 BED MAISONETTE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

uPVC grey door opening into entrance lobby with stairs leading to first floor, door access to roof space and door into

LOUNGE KITCHEN/DINER

16'1" x 15'10"
New kitchen with integrated appliances, double glazed window to side, opening to hallway, ample versatile space for lounge & dining furniture around spiral staircase

BATHROOM

7'1" x 4'4"
Fully tiled. Newly fitted three piece suite with brushed brass fittings and towel radiator, obscure glazed window to side

BEDROOM ONE

16'0" x 7'10"
Double bedroom with two windows to front and one to side, radiator

BEDROOM TWO

12'5" x 8'11"
Double bedroom with window to side, radiator

STAIRCASE

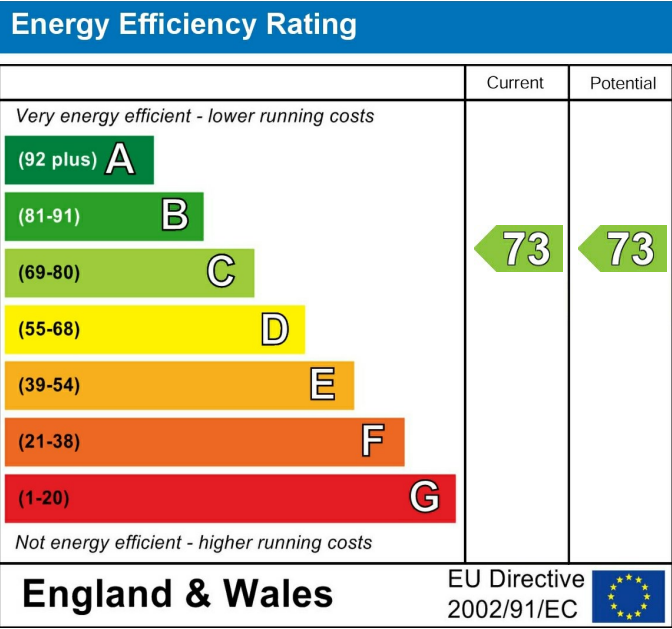
Black metal spiral staircase leading up to

LOFT SPACE

12'9" x 10'6"
Carpeted for storage or work space

STORE

Separate bike and bin store beneath the property with air source heat pump for all three apartments. Electric roller door with remote control access



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





